



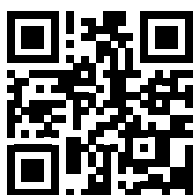




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# Clay Park Improvements Project moving ahead, meeting with design team on May 17

The Clay Park Improvements Project is moving ahead.

The Spurlock Design Team has been hired by the city and residents can meet with them as a community on Wednesday, May 17, 6:30 p.m., at the United Domestic Workers Hall at 4855 Seminole Drive. The meeting will be an opportunity for residents to share what they'd like to see in the renovations.

Among questions residents can look at include what kind of shade structures do they envision, what kinds of play equipment do they like and more. Community members are also advocating for a track on the Joint Use Field. Everything is on the table and the budget has been funded at \$4 million. The general development plan update is complete and now it's time for the design details.



Improvements are headed for Clay Park. (Courtesy photo)

Anyone with questions can reach out to sdclaycoalition@gmail.com.

## Why Homeowners Leave Thousands Behind When Selling Their Homes

San Diego – A new report has just been released which reveals 7 costly mistakes that most homeowners make when selling their home, and a 9 Step System that can help you sell your home fast and the most amount of money.

This industry report shows clearly how the traditional ways of selling homes have become increasingly less and less effective in today's market. The fact of this matter is that fully three quarters of homesellers don't get what they want for their homes and become disillusioned and worse financially disadvantaged when they put their homes on the market.

As this report uncovers, most homesellers make 7 deadly mistakes that cost them literally thousands of dollars. The good news is that each and every one of these mistakes is entirely preventable. In answer to this issue, industry insiders have prepared a free special report entitles "The 9 Step System to Get your Home Sold Fast and For Top Dollar". To order your FREE copy of this report, call toll-free 1-800-270-1494 and enter 1000. You can call anytime, 24 hours a day, 7 days a week.

Get your free special report Now to find out how you can get the most money for your home.

Courtesy of Dan Smith eXp Realty BRE 01346593

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Volume 31 Number II

May 2023

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# Graffiti removed from Del Cerro location

District 7 Dispatch  
By RAUL A. CAMPILLO

Happy May, everyone. As always, it's a pleasure to share what happened in District 7 for the previous month and what's to come.

## ALLIED GARDENS OFF-LEASE DOG PARK

I know how important City parks are to the communities of District 7. I am proud to announce that funding for an off-leash dog park at the Allied Gardens Community Park is included in the FY24 Budget. Installation is slated for later this summer. In addition, I continue to advocate for upgrades to District 7 playgrounds, rec centers, pools, and youth sports fields in this budget.

## GRAFFITI REMOVAL IN DEL CERRO

Graffiti can be a blight on our beautiful community, so it is important to report unwanted graffiti when we see it. A neighbor of mine informed me of several offensive graffiti markings on rocks in an open space along Pasatiempo Avenue. I reported this to the appropriate City department who removed the graffiti very quickly.

If you see graffiti in our community, report it through the City's Get it Done app, then inform our office, and we will ensure that City crews address it as quickly as possible.

## POTHOLE REPAIRS ON NAVAJO ROAD AND COLLEGE AVENUE

Clogged drainage areas can be dangerous and cause major damage to properties if not taken care of. I was recently alerted by a resident that there was overgrown vegetation in a drainage culvert near Navajo Road, causing water from the recent rains to fill the nearby properties.

Thank you to the staff of the City's Stormwater Division for clearing out the vegetation and sediment from the drainage culverts to ensure no severe damage was done to the homes in the area (see photos above).

If you have a concern about overgrown vegetation on City property, reach out to my office.

## COMMUNITY OFFICE HOURS

Community Office Hours allow you to meet with me directly to discuss community issues and/or ask me questions about certain things specific to the City of San

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# In-person council meetings to resume in June

Allied Gardens/Grantville  
By SHAIN HAUG

The restrictions of the pandemic are behind us. The Allied Gardens/Grantville Community Council (AGGCC) is revising its meeting schedule. Beginning in June we will return to in-person meetings at Benjamin Library with continuing availability of hybrid attendance by Zoom. The new schedule beginning in June 2023:

The Board of Directors will convene its meetings on the first Monday of each even numbered month at 6 p.m.

The AGGCC will hold its town hall meetings on the first Monday of each odd numbered month at 6 p.m.

The last purely remote/by Zoom meeting will be the town hall meeting on Tuesday, May 23, 6:30 p.m. The meeting will feature information about the many programs at Benjamin Library. Formal notice will be coming out soon.

The first meeting of the Board of Directors under the new schedule will be on Monday, June 5, 6 p.m. We will meet at Benjamin Library and the notice of the meeting will offer participation by Zoom. This will be our first attempt at a hybrid meeting. Wish us luck.

The first town hall meeting under the new schedule will be on Monday, July 3, 6 p.m. at Benjamin Library. The notice of meeting will include the means to join by Zoom. We hope that we will have the hybrid process figured out by then.

Join the Allied Gardens/Grantville Community Council in its work and receive notices of the activities of the Navajo Community Planners, Inc. by registering through the "Contact Us" page of [aggccouncil.org](http://aggccouncil.org).

—Shain Haug is president, AGGCC.

# Patribots 4738 take fourth in division at World Championships in Houston

By JAY WILSON

The Henry Cluster STEMM Foundation congratulates Patrick Henry High School Patribots Robotics Team, "Patribots 4738", for qualifying and participating in the FIRST World Championships in



Members of the Tinkerbites Robotics, a community home-based team, demonstrate their robots at the 5th Robotics Extravaganza at the San Carlos Library on April 15. (Photo by Peter Laohoo)

SEE ROBOTICS, Page 7

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Neighborhood Update

Here's a look at what's happening in your neighborhood. Give us a call to find out how much your home is worth in today's market! (DOM < 7 days - All sold over the asking price - Sold date < 30 Days. ©SDMLS)

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6620 Wesley Place	3	2	1,450	\$955,000
** 6114 Madra Ave	3	4	1,967	\$1,110,000
6124 Camino Rico	3	2	1,710	\$1,400,000
6428 Lance Court	5	3	3,804	\$1,675,000

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(Photo courtesy of sandiego.gov/public-library/locations/college-rolando-library)

# Equity missing when it comes to College-Rolando Library

**In the community**  
By **DANNA GIVOT**

## Mayor Gloria and Council President Elo-Rivera:

I have listened to the two of you preach equity for all San Diegans in your campaigns and since you took office.

Yet when it comes to the College-Rolando Library, equity is noticeably absent. You both appear to be looking the other way while the developers of 6650 Montezuma Road are getting zoning concessions (residential units) to which they are not legally entitled (the CPIOZ allows only hotel rooms) and you appear to be asking nothing for the Library in return.

The C-R Library has the 6th largest patron population in the City and the fourth lowest household median income. Sixty-two percent of its patrons are minorities. Other libraries our size have 80 library-exclusive parking spaces, but we have only 28 - 35% of what we should have! Yes, it was poor planning by your predecessors, but pointing fingers doesn't solve the problem.

You have the opportunity to give the C-R Library fair and equitable treatment NOW by getting the owners/developers of 6650 Montezuma Road to grant an easement for at least 32 permanent, exclusive library parking spaces. (That would only get us to 60 spaces or 75% of what we should have!)

Scripps Ranch is currently getting 80 *additional* parking spaces. Mission Hills has 80 underground spaces. Where is the equity in treating the College-Rolando Library like an unwanted step-child? How is this consistent with your campaign promises and regular pronouncements to treat all San Diegans equitably? Why do these communities deserve

dedicated parking for their libraries when the College-Rolando Library does not? Is it because its patrons are 62% minorities or have among the lowest household incomes in the City? How do you justify leaving this particular library with 35% of the dedicated parking spaces it should have based on its size? This neither looks nor feels like equity to the College-Rolando community.

Sean, your idea to create timed parking on Reservoir Drive and Mohawk Street is not a solution and it definitely does not represent equity versus all the other libraries that have exclusive, on-site parking. Those spaces are essentially always in use by the community because they are needed. Further, Reservoir Drive is on a steep grade and if the spaces were available, getting to the library from there would be challenging for the handicapped, elderly and families with young children. Just getting out of a car on that slope can be challenging.

What the College-Rolando Library needs and deserves is 80 parking spaces for the exclusive use of library patrons. It has survived with about 60 spaces and that is what the community is asking for. This is despite the fact that equity would prescribe the C-R Library have the 80 spaces it deserves based on its size.

Please consider using the zoning leverage you have with the developers at 6650 Montezuma Road to get the College-Rolando Library the easement for permanent, exclusive parking spaces that equity demands. The City has something the developers want, perhaps an easement for access as well as zoning concessions. Please use this to correct the mistakes of past administrations and provide permanent, dedicated parking to the C-R Library.

Thank you for your consideration.

Tierrasanta Vista Public Library  
4985 La Cuenta Drive, San Diego, CA 92124

For continual updates on what is happening, follow my social media pages or visit my website at: sandiego.gov/citycouncil/cd7.

—Raul Campillo represents District 7 on the San Diego City Council.

## District 7

CONTINUED FROM Page 4

Diego. See the details below and contact Cheryl Willis at CWillis@sandiego.gov to schedule your time.

**WEDNESDAY, MAY 24**  
9:30 a.m. – 12:30 p.m.

# Stalking is all too common; reporting isn't

**City Attorney News**  
By **MARA W. ELLIOTT**

Aided by technologies that make it easy to track victims online and in real life, stalking is a growing and often deadly crime that largely targets young people.

Thirty years ago, the term “stalker” was hardly known. Today, more than 1 million victims are stalked every year, most of them women and most of them under 25. Their stalkers are usually someone they know – an ex-boyfriend, a date, or someone at work – and 80 to 90 percent of stalkers are male.

Parents need to be especially vigilant. Children may not recognize the point when a romantic interest in them becomes an obsession or an unrequited crush leads to a desire to control and harm.

Stalking can occur in many ways, but here are some commonly identified tactics:

- Following and watching the victim;
- Showing up uninvited in places such as the victim's home, workplace, or school;
- Repeatedly seeking information from friends and family;
- Sneaking into the victim's home or car to scare the victim or let the victim know he'd been there;
- Making repeated phone calls, including hang-ups and voice messages; and
- Sending unwanted texts, emails, social media messages, cards, letters, flowers, or presents.

Advances in technology are adding more tools to a stalker's toolbox.

Stalkers use social media profiles to monitor the habits, preferences, and likely whereabouts of their victims. They use hidden cameras and recorders to spy on victims and the Internet to post threats or virtually harass them. Global positioning system (GPS) technology allows stalkers to track a victim's location. Small GPS devices, like Apple AirTags, can be dropped into a purse or a car window.

My office prosecuted one stalker who'd attached a GPS device to the bottom of his victim's car. He was caught on a home surveillance camera as he checked on the device while the car sat in the victim's driveway.

In another case, the victim got aggressive and threatening texts from her ex, including photos of her damaged car with messages like “this is just the start.”

As with many stalking victims, she changed her phone number. The stalker, consistently persistent, found her new number and contacted her 400 times in one day, threatening violence against her, her son, and her ex-husband.

When a restraining order failed to stop the conduct, my Office filed a criminal complaint alleging stalking, annoying or harassing communications, and vandalism. The defendant pleaded guilty to the stalking charge. He was sentenced to 60 days in jail, three years of probation, and a 52-week counseling class, and is the subject of a 10-year Criminal Protective Order.

In 1991, California became the first state to make stalking illegal, though the law primarily referred to obsessively pursuing celebrities. It was later expanded, and today, every state has stalking laws.

Stalking may be charged as a felony or a misdemeanor, depending on the facts. My office handles misdemeanors, and we take all such incidents seriously. We recognize that victims can experience psychological distress, including post-traumatic stress and an increase in suicidal thoughts.

Before we can prosecute, however, we must hear from the victim. Most stalking incidents are not reported out of fear, embarrassment, or a failure to recognize that the behavior is a crime.

If you are a victim or hear about repeated incidents of stalking behavior, please report it to the police. They can investigate, identify the stalker, and take steps to keep you safe. This could include seeking restraining orders, arresting the stalker, or adding patrols to your home or workplace. In some cases, police officers may recommend counseling or other support services to help the victim.

As with any behavior where someone tries to assert power over you, being stalked is a terrifying experience that can take a huge emotional toll – or prove lethal. Calling 911 is not an overreaction.

In addition, my office's Your Safe Place – A Family Justice Center offers a safe, supportive environment for victims of stalkers who also experience domestic violence, family violence, or sexual assault.

You can find out more at (619) 533-6000.

—Mara Elliott is the City Attorney of San Diego.

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# Productivity coach to show you how to get the most out of your day

**San Carlos Area Council**  
**By MICKEY ZEICHICK**

Our San Diego County Supervisor, Joel Anderson, was scheduled to be the guest speaker at our May 17 meeting. However, due to special circumstances the Supervisor is unable to attend our meeting but has promised to join us at a later date this year. Sometimes there are outside forces that put us in a position of having to change our plans. There are certain things that we can't control and we just have to adjust. We will miss the supervisor but his representative will be here to let us know what is happening in the County. Our guest speaker will help us learn how to maneuver our day when unforeseen things come up but even more so how we get the most out of our day. Jarvis Levenson, is a Productivity Coach: "The Morning Hero. Have you ever wondered why the day has gone

by so fast and you just didn't get to as many things as you needed to? Well, Mr. Levenson will offer some great information on how to get better control of your time and your day. Personally I do a "TODO TODAY" plan the night before, so I don't have to worry about it in my "sleep". Now, I still don't get everything done that I want to, but I do feel good about my productivity nearly every day. AND sometimes I just have a "goof off" day. Over the summer I plan to reach out to Patrick Henry High School and ask their "civics department" if they would give extra credit to their students that come to one of our meetings to get familiar with how government does work for all the people. Elections for the SCAC are also on our May agenda, and I am happy to say we will be electing some new faces to our board along with the familiar ones. We still have room for more new members and you can join at any of our meetings. Mark Schulze will be conducting this part of our meeting.

The requirements for being a board member are you are at least 18 years old, a resident or business owner in San Carlos, have a desire to be involved with the community, attend our bi-monthly meetings and board meetings when scheduled. Contact me at:

SanCarlosAreaCouncilPres@gmail.com if you have any questions or to request an application. Join us as we hear updates from our representatives from the offices of: Congresswoman Sara Jacobs; State Assembly District 78 Christopher Ward; County

Supervisor, Joel Anderson; SDUSD Trustee, Shana Hazan; and our "Happy" Librarian, David Ege. The next meeting of the SCAC will be held Wednesday, July 19 at the San Carlos Branch Library at 6:30 to 8 p.m. 7265 Jackson Drive, San Diego.

## Robotics

CONTINUED FROM Page 5


Houston. The team placed fourth in their division which was comprised of 78 teams from around the world. On April 15, David Ege, the branch manager of the San Carlos Library hosted the 5th Robotics Extravaganza. The event is supported by The Friends of the San Carlos Library and the Henry Cluster STEMM Foundation. More than 200 people attended the event, which included 10 robotics teams from within the Navajo Community area. There were

home-based/neighborhood as well as teams from local schools. Teams representing three separate robotics team divisions participated in the event: FLL (FIRST Lego League - grades 4th to 7th), FTC (FIRST Tech Challenge - grades 7th to 12th) and FRC (FIRST Robotics Competition) - grades 9th to 12th. Each team has a unique name: Mechanical Meatloaf, Garage Engineers, Techno T-Rexes, Cretaceous Coders, Dapper Robo-Noodles, Rise of Hephaestus, Green Griffins, Cerulean Centaurs and Patribots.

SEE ROBOTICS, Page 15

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PHHS

CONTINUED FROM Page 1

minor. Brew intends on attending the University of California Berkeley, majoring in conservation at the Rausser College of Natural Resources.

These college acceptances required significant time and commitment, and often came with more questions than answers, according to Cachay.

“As with anything, navigating in the dark is difficult, impossible, even,” Cachay said. “Even from my first years at Henry, I have always had so many questions about higher education, career pathways, and how to prepare for ‘life’ altogether. As a first-generation student, my parents knew very little to nothing about such processes. PHHS provided the system — the community — that allowed me to feel heard and valued in such a position, and work alongside my peers (and with help of staff) to learn inside and outside the classroom, to learn these skills, and to feel confident in my abilities.”

Likewise, Darling said reconciling with unexpected barriers was a challenge. Darling had goals of

attending a “prestigious” college, a top choice being the University of Washington. However, after some rejections and a celebrated acceptance to the University of Washington, Darling realized the significant costs would not make the University of Washington a viable option.

“I worked really hard in high school for the main purpose of going to a ‘prestigious’ college, just to be denied from most of them. It was a tough blow that made me question where I went wrong. I stayed up until 3 a.m. every night studying and therefore wasn’t able to prioritize family and friends, and it felt like it was all for nothing” Darling said. “My point is that it’s really frustrating to work hard just for something that you can’t control (acceptances and tuition costs) to get in the way. Never in a million years did I think that I would end up here, but here I am nevertheless.”

STRIKING A BALANCE OF WORK AND LIFE

While these dreams for college were a driving force in high school, Darling said that the community connections made through clubs, sports and ASB retain a significant importance



Among those PHHS seniors getting ready for the big day in June are (L-R) Hudson Lane, Franco Cachay, Anna Brew and Abbie Darling. (Courtesy photo)

as lessons in self-confidence and persistence.

“While my high school courses have provided a strong educational base, the relationships I have built with both my teachers and peers have made me feel confident that I will do good in years to come,” Darling said. “It’s great to learn about subjects of interest, but it only takes you so far. These relationships have made me a kinder, more persistent, patient, and organized person, which I think are a few essential traits.”

Irwin said becoming a balanced student is part of what she hopes

students will learn and take away from PHHS.

“We often speak about school-life balance,” Irwin said. “We encourage our students to engage in activities beyond academics so they can have that balance.”

For Lane, balance was a lesson he learned as a student-class president and ASB president.

“In the beginning it was a struggle to find a balance,” Lane said. “Being the ASB president currently, and the class president for the previous three years, it has given me one of the most valuable experiences that I believe you can

get from high school. For me, it wasn’t just a class, it’s a family. I have developed many valuable leadership skills and real-world business experience from all the events that our ASB puts on/sponsors throughout the school year.”

And, within classes, Lane said branching out and trying something new in academics allowed him to find an activity that helped alleviate stress.

“My junior year of high school was jam-packed with AP classes, and, in my years prior, I had never taken an art class,” Lane said. “This year I took ceramics, and it was mind altering in that it helped reduce my stress and allowed me to get a deeper understanding of myself.”

Moy said she’s seen students becoming more vocal and intentional with their mental health as they internalize and navigate difficult situations.

“I’ve noticed that in the past few years, students have been more mindful of how society’s greater problems affect themselves, their families and their physical and mental health,” Moy said.

Editor’s note: To see the full story, visit: [sdnews.com/phhs-seniors-teachers-preparing-for-graduation-on-june-14/](https://sdnews.com/phhs-seniors-teachers-preparing-for-graduation-on-june-14/)

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# Crack Taco Shop featuring Cardiff Crack Meat from Seaside Market

**What's on the menu?**

By **ROBIN DOHRN-SIMPSON**

Ron Abbo comes from a family of entrepreneurs. He and his brothers own in different combinations of partnership three restaurants in Mission Valley.

"Some people say that since I'm not Mexican I can't make good

food," Abbo remarked. "But I say, my chefs are of Mexican descent and they're the ones cooking."

The name Crack Taco comes from a partner, Peter Najjar, in this business who also owns Seaside Market in Cardiff-by-the-Sea. If you haven't heard of this market, it's a popular specialty market by the Cardiff Kook. Outside the store is a BBQ tent featuring "Cardiff Crack" which

is their Burgundy Pepper Tri-Tip that is tender and flavorful. It's so popular it has its own Facebook page.

"We pick up our Tri-Tip from Seaside Market daily, marinate it here on-site and cook it in an oven and sear it fresh. It's not barbecued," Abbo said.

"All of our food is freshly made. Even our tortillas. They're pressed and cooked to order. We make our own guacamole and salsas also."

Their birria tacos are incredibly tasty and served with a dipping sauce. Birria, which historically was goat meat, nowadays is typically a beef that is stewed. Traditionally the meat is marinated in an adobo sauce that generally includes vinegar, dried chiles, garlic and other spices before being stewed. Served in a fresh tortilla topped with cilantro and onion, it's a perfect choice for a lunch taco.

"Our most popular items are, of course, the crack taco, but the Al Pastor Taco, and the IPA battered fish taco are also well-loved," Abbo said.

The menu is extensive and will keep you coming back over and over to taste their plates.



Ron Abbo has a lot of good choices to offer patrons at Crack Taco on 4242 Camino del Rio North including the birria taco option (to the left). (Photos by Robin Dohrn-Simpson)



The tri-tip is featured in burritos, tacos, quesadillas, nachos, fries, and even breakfast burritos and bowls. Keto and Vegetarian burritos are also offered. For the salad lover, they offer four different salads. The Chipotle Salad with roasted corn and spring mix or the Roast Pepper Caesar Salad on a bed of romaine lettuce can both have a

variety of meats added if so desired.

Watch them grow as they work on opening a new taco shack at Seaport Village.

Located at 4242 Camino del Rio North, phone (619) 269-2828.

Check out their current menu at: [cracktacoshop.com/](http://cracktacoshop.com/) and look for them on social media under @cracktacoshopsd.

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# SCCG summer concert series and its growing mission

**In the garden**  
By JESSICA MILLS

As the summer kicks off, the San Carlos Community Garden continues their focus for growing community with a new musical focus.

The month of May marks the start of a music and purpose-filled time for the San Carlos Community Garden (SCCG). Award-winning and local indie band and trio, “Enter the Blue Sky,” will perform the fourth Saturday of every month from 10 – 11 a.m. at the SCCG during its monthly Produce Swap event from May – September. The band is comprised of Sandé Lollis, Karen Childress-Evans and Tina Dee.

“The Produce Swap is a great place to swap fruits and vegetables, herbs and flowers and a great place to meet people from the community,” according to SCCG Board Member Leslie Nelson.



The SCCG produce swap team includes Leslie Nelson, Bree Gonzalez and Stella Unchurtu. (Courtesy photo)

Stella Unchurtu, another one of SCCG’s volunteers, greets all and makes everyone feel welcome. Bree Gonzales, a nutritionist and recipe writer for several publications, also voluntarily helps manage the Produce Swap. “Bree usually shares her wonderful homemade sourdough bread with a seasonal spread which attendees of all ages enjoy,” Nelson said. “The homemade bread comprises just a sample of Bree’s hospitality. She’ll also share nutritious tips and recipes if you ask.”

“The Produce Swap event starts at 9:30. We recommend arriving early if you want to contribute. And, bring the kids! We always have a planned arts and crafts activity to entertain the children.” Nelson said.

In addition to the music from Enter the Blue Sky, the Brew Coffee Spot will be providing free hot coffee during this event, May-September. “All are welcome

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# SDSU among 17 schools receiving money to foster environmental justice

Recently, the U.S. Environmental Protection Agency (EPA) announced the selection of 17 Environmental Justice Thriving Communities Technical Assistance Centers (EJ TCTACs) in partnership with the U.S. Department of Energy. Among the schools chosen was San Diego State University.

SEE SDSU, Page 14



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The white-lined Sphinx aka Hummingbird Moth by Ruth Harrison. (Courtesy photo)

# Winners of 29th MTRP photo contest announced



The Mission Trails Regional Park (MTRP) Foundation is sharing the winners of the park's 29th photo contest.

The contest, a community favorite, includes photos captured all over Mission Trails and represents the following categories: Adults: Plants, Animals, Landscapes, and People. There are open categories for teen and youth photographers. Of this year's 283 individual entries by as many photographers, 24 of the highest scoring photos have been awarded certificates and each category's first-place winner and the contest's Best of Show won a prize.

The community is invited to see 105 selected images at the MTRP Visitor and Interpretive through June 16, and viewers can vote on the People's Choice Award which will be announced at the close of the exhibition. All the Photo

Contest entries that followed the contest guidelines are viewable on the park's website, mtrp.org.

This year's first-place winners included White-lined Sphinx – aka Hummingbird Moth by Ruth Harrison; Padre's Shooting Star, Oak Canyon by Glenn Perelson; Eye in the Sky by Peter Pham; Lake Murray Sunrise by Andrew McCall; Oak Canyon Falls Booming with Water by Nolan Rosik; and Reptile Relaxation by Leilani Sison. Best in Show has been awarded to Ruth Harrison for White-lined Sphinx – aka Hummingbird Moth.

Many thanks to this year's MTRP Photo Contest jurors: Julia Dixon-Evans, Mark Foreman, Ramon Galindo, and Rick Wiley. To learn more about some of the plants, animals, and Mission Trails vistas featured in the photos, participate in the park's guided walks and other educational programming.

Learn more at: mtrp.org/events.

## SDSU

CONTINUED FROM Page 13

including investments to advance environmental justice.

Each of the technical assistance centers will receive at least \$10 million to remove barriers and improve accessibility for communities with environmental justice concerns.

## SCCG

CONTINUED FROM Page 12

to come out and experience our Produce Swap... even if the only thing you have to share is a smile." Additionally, on June 23, July 28 and Aug. 25 from 5 - 7 p.m., the SCCG will host a summer concert series, "Stuff the Pantry," with the purpose of bringing the community together to enjoy the garden, talents of local musicians, and collect food donations

for the Good Shepherd Food Pantry to aid food insecure families in our community. Various local artists and bands will be performing. Entry to the event is permitted with a donation of a non-perishable item; a financial donation for the garden is also welcomed.

*Editor's note: For full story, visit: sdnews.com/san-carlos-community-gardens-summer-concert-series-and-its-growing-mission/.*

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# Real Estate Trends: Buyers compete for limited inventory

**Real Estate Update**  
By SARAH WARD

The real estate market in San Diego is heating up, with buyers showing strong competition for available properties. As an experienced real estate agent, I have witnessed firsthand the increasing number of multiple offers on homes. The demand is high, and buyers are eager to secure their dream homes. In fact, one of my buyers recently experienced the intensity of the market when they lost out on a condo in the sought-after Mission Valley area. The condo was listed at \$500,000 and received an astounding 23 offers! This level of competition is indicative of the current market conditions. Similar scenes are playing out throughout the region. Just last month, I listed a house in San Carlos, and we were overwhelmed with interest. We received 12 outstanding offers, and every single one of them exceeded the asking price! This trend begs the question: what is driving this increased competition among buyers? Spring has arrived, and with it, an influx of eager homebuyers. The focus has shifted from interest rates to the monthly payments

buyers can comfortably manage in order to attain their desired properties. Additionally, there is pent-up buyer demand from the fall and winter months, when many buyers temporarily left the market due to the sudden surge in interest rates. Now that the rates have stabilized, buyers are reentering the market with renewed enthusiasm. However, the primary factor contributing to the intense competition is the lack of available inventory. The number of homes hitting the market remains remarkably low. In April 2023, only 1,312 single-family homes were listed for sale throughout San Diego County. This figure represents a nearly 50% decrease from April 2022, when 2,613 homes were listed. To put it into perspective, the 92115 zip-code saw a mere 24 new homes listed in April 2023, while 92119 and 92120 had 14 and 24 listings, respectively. With such limited options, numerous buyers find themselves vying for just a handful of houses. As a result of this fierce competition, housing prices are beginning to climb once again across San Diego. I expect this upward trend to continue throughout the year. If you are considering selling your home, now is an excellent time to take advantage of the market conditions during spring and

summer. Bidding wars, high sale prices, and multiple offers from well-qualified buyers are becoming the norm. Moreover, industry experts predict a potential decrease in interest rates this summer, which would likely prompt even more buyers to enter the market. It's worth noting that there is currently a high demand for turnkey single-family homes priced under \$1,000,000. If you are thinking about selling, investing in property preparation to make your house as turnkey as possible is crucial. I specialize in helping sellers prepare their property with the best bang-for-your-buck improvements to get them top dollar. If you want to sell, I can help you get your property as turnkey as possible and help you sell for absolute top dollar. For buyers looking to navigate this competitive market successfully, having professional representation is essential. With my expertise, I can assist you in crafting clean and strong offers that stand out in multiple offer situations. If you are thinking about buying or selling real estate in San Diego, give me a call for a no-obligation consultation. —Sarah Ward is a REALTOR with Coldwell Banker West. Reach her at: sarah@sarahdoesrealestate.com.

## Robotics

CONTINUED FROM Page 7

In addition to the robotics teams, the City of San Diego's Fire-Rescue Department Bomb Squad participated with demonstrations of their three robots and safety equipment. The city's bomb squad provides the highest quality service by rendering hazards safe, investigating crimes and educating the public, ensuring the protection of life, infrastructure and property. Ramon Aguirre from Aguirre Tech also participated in a drone demonstration to show how aerial drones can be used for overhead surveillance, 360-degree real estate walkthroughs, inspections to private events. For more information go to AguirreTech.com. Another highlight was a commendation presented to Robotics Coach Toni Xavier by Councilmember Raul Campillo. Toni is a founding member of the Mission Trails Robotics Community who has dedicated her time as a volunteer robotics coach for FIRST robotics, as well as school and community teams beginning in 2017. Coach Toni has positively influenced over 200 robotics teams. As part of the Robotics Extravaganza, the Friends of the San Carlos Library hosted a children's activity center in

the Community Room of the library where children made their own robot craft to take home. The children also had an opportunity to participate in several engineering activities. Community FIRST® LEGO® League (FLL) team "Garage Engineers" (#50739) finished the regular season strong by earning a Robot Design award at the CA Southern Championship, and also advanced to the Western Edge Invitational tournament in Long Beach on May 12-14. Good luck. Their sister team "Mechanical Meatloaf (w/a side of pickles)" (FLL #50899) will also be attending the invitational open as "Goodwill Ambassadors". Teammates from Mission Trails Robotics Community (MTRC) teams - community FIRST® Tech Challenge (FTC) team Dapper RoboNoodles (#18365) and school FLL team Techno T-Rexes (#28375) will also be attending as volunteers for the event. The 3-day event will enable our local teams to interact with a total 75 teams from around the world, and take part in a competition unique to California Southern... "On the Spot"! For more information about robotics teams in our area, go to HCSTEMM.org.

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## Allied Gardens First Fridays

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The Mission of Allied Gardens First Fridays ("First Fridays") is to provide neighbors and friends of all ages a venue where we can congregate, enjoy local music talent, and celebrate the summer as valued members of our community. Families are encouraged to bring picnics and get to know their neighbors, including neighborhood businesses and the families that run them.

We're looking forward to seeing you this summer!



[agfirstfridays.com](http://agfirstfridays.com)

**Friday, June 2<sup>nd</sup>, 6-8pm**  
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